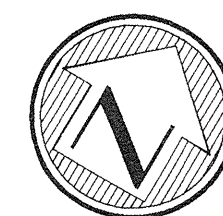
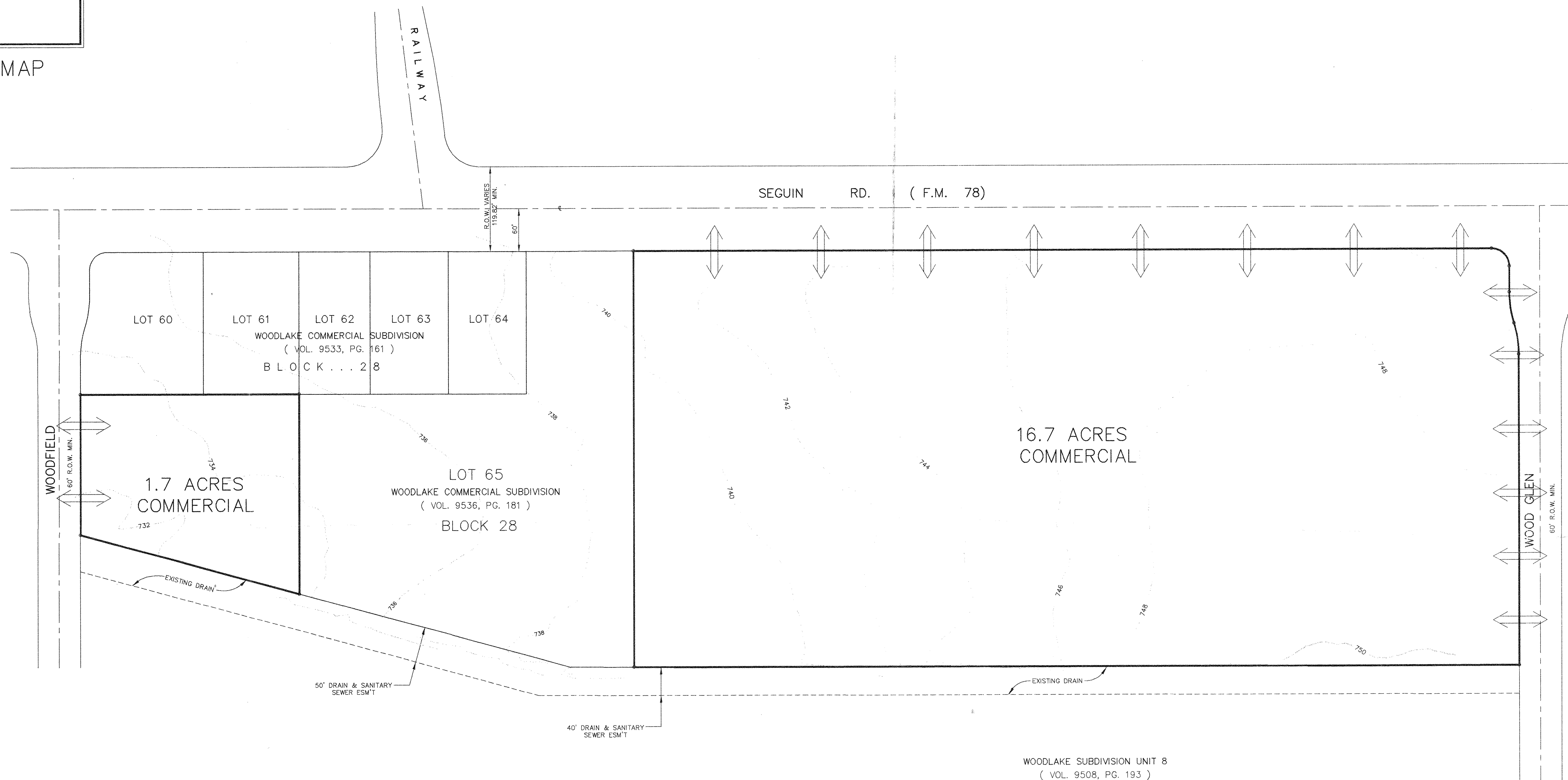
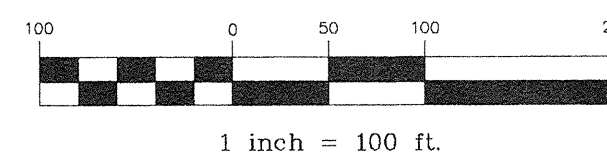


LOCATION MAP

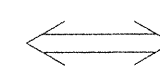


GRAPHIC SCALE



UTILITIES

WATER: BEXAR METROPOLITAN WATER DISTRICT
SEWER: SAN ANTONIO RIVER AUTHORITY
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.



DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WILL SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.

DEVELOPER:
SOUTHWEST LAND INVESTMENTS PARTNERSHIP, LTD.
10590 WESTOFFICE DR., SUITE 280
HOUSTON, TEXAS, 77042
(713) 818 2003

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
Date Dec 14, 1999 (number) 633
If no plats are filed, plan will
expire on Dec 10, 2000
1st plat filed on _____

P.O.A.D.P. PLAN

for

WOODLAKE COMMERCIAL



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5551

REVISIONS:

JOB NO. 46107.08

FILE: _____

DATE: 08/28/97

DESIGN: _____

DRAWN: L.R.

CHECKED: _____

SHEET 1 OF 1

#633

**CITY OF SAN ANTONIO
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/28/07 Name of POADP: WOODLAKE COMMERCIAL

Owners: SOUTHWEST LAND INVESTMENTS Consulting Firm: W.F. Castella and Associates, Inc.
STE 180

Address: 10590 WESTOFFICE DR. Address: 1039 W. Hildebrand
TX 7877042 San Antonio, Texas 78201

Phone: (713) 818 2003 Phone: (210) 734-5351

Existing zoning: NA: COUNTY Proposed zoning: B-3, I-1

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes: San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: ± 10 ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>± 11</u>	<u>17.8</u>

Is there a previous POADP for this Site? Name NO No. _____

Is there a corresponding PUD for this site? Name NO No. _____

Plats associated with this POADP or site? Name NO No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Joe Nix Signature: Joe Nix

Date: 8/28/07 Phone: (210) 734-5351 Fax: (210) 734-5363

RECEIVED
97 AUG 29 PM 4:18
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ✓ name of the POADP and the subdivision;
- ✓ indication of development phases on the POADP
- ✓ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ✓ north arrow and scale of the map;
- ✓ proposed land use by location, type and acreage;
- ✓ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ✓ contour lines at intervals no greater than ten (10) feet;
- ✓ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ✓ existing adjacent or perimeter streets;
- ✓ one hundred year flood plain limits;
- ✓ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ✓ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ✓ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ✓ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ✓ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ✓ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Joe Nix Signature: 

If you have any questions please call Elizabeth Carol at 207-7900

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 DEPT. OF TRANSPORTATION
 LAND DEVELOPMENT
 SERVICES DIVISION



CITY OF SAN ANTONIO

June 11, 1999

Joe Nix P.E.
W. F. Castella and Associates, Inc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Woodlake Commercial

POADP # 633

Dear Mr. Nix:

The City Staff Development Review Committee has reviewed Woodlake Commercial Subdivision Preliminary Overall Area Development Plan # 633. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

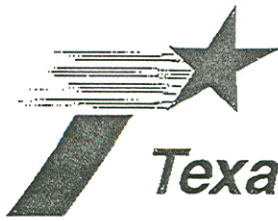
If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

September 3, 1997

P.O.A.D.P REVIEW

Woodlake Commercial

Located on FM 78 at Wood Glen

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' ROW flares will be required at the intersection of Wood Glen and FM 78.

Access Limits/Restrictions

This property is eligible for a maximum combined total of six(6) access points, based on the overall combined FM 78 frontage. Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works Date 9-2-97
FROM: Elizabeth Carol, Planner II; Planning Department
ITEM NAME: Woodlake Commercial FILE # NONE
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days * POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Drainage easements maybe require and
will be address during the platting process

Burt Rubio NSA

Signature

S. Eng. Feb 9-2-97

Title

Date

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97 SEP -8 AM 8:18
DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

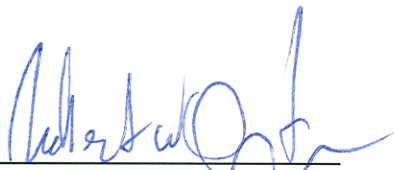
COPIES TO: File

SUBJECT: Woodlake Commercial Subdivision, POADP Level 2 T.I.A.

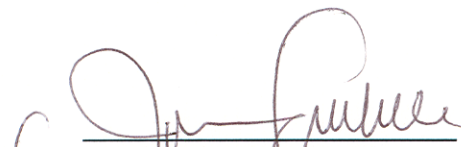
Date: June 10, 1999

The Engineering and Traffic Division has reviewed the Level-2 Traffic Impact Analysis for the 18.4 acre Woodlake Commercial POADP located on F.M. 78 between Woodfield and Woodglen. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Proposed to consist of a neighborhood shopping center, this property is estimated to generate 971 peak hour trips based on the ITE Trip Generation Manual. With the intent of shared driveways and common access, these trips will be distributed through two driveways on 600 ft frontage of Woodglen, two driveways on 800 ft frontage F.M. 78, and one driveway on 210 ft frontage Woodfield.


Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:


for Andrew J. Ballard, P.E.
City Engineer